

West Routt Senior Housing

A Modernization Project



[Photos: Courtesy of USDA/Rural Development]

Hayden, Colorado

The Routt County Senior Housing project, also known as The Haven, located in Hayden, Colorado, was originally constructed in the 1970s. It consisted of twelve, one-bedroom apartments in one and two story buildings built in two consecutive phases. It was not originally designed to specifically address accommodating persons with mobility impairments.



[Photos: Courtesy of USDA/Rural Development]

The Haven experienced gradual degradation from weathering and exhibited compromised site storm drainage over a period of about 25 years. Though it was intended to house senior citizens without mobility impairments, it eventually admitted individuals confined to wheelchairs and installed makeshift accessibility features.



[Photos: Courtesy of USDA/Rural Development]



Efforts began in 2002 to technically investigate the contemporary extent of maintenance and functional concerns. A development team was assembled and funding was secured to accomplish a surgical, yet comprehensive, modernization project intended to correct deferred maintenance; install low maintenance materials; address life safety issues; improve storm drainage patterns; remediate functional obsolescence; and improve accessibility for persons with disabilities.



[Photos: Courtesy of USDA/Rural Development]

Development Team



West Routt Housing, Inc.
Hayden, Colorado

Jonathan Faulkner, Architect
Steamboat Springs, Colorado

Letson Enterprises, Inc.
Steamboat Springs, Colorado

[Photo: Courtesy of USDA/Rural Development]

Partners

West Routt Housing, Inc.

U.S. Department of Agriculture/Rural
Development



[Photo: Courtesy of USDA/Rural Development]

Project Description



- ❑ Construction completed in 2004
- ❑ An independent living community for senior citizens
- ❑ The Phase 1 project accomplished the interior alteration of the one-story four-plex/community center building
- ❑ The Phase 2 project accomplished the exterior alteration of the one-story four-plex/community center building; interior modifications to the 2 two-story residential four-plexes; and some site improvements
- ❑ The Phase 3 project accomplished the exterior alteration of 2 two-story residential four-plexes and remaining site improvements
- ❑ USDA/Rural Development, Rural Rental Housing Program, permanent mortgage financing

A small town located in northwest Colorado with a long association with ranching. Population: around 1,600. The community is located in the Yampa River Valley near a regional airport, an electrical power generation plant, and the skiing community of Steamboat Springs.

Hayden, Colorado



Owner's Architectural Program

Special Considerations

- ❑ Improve wheelchair accessibility to current federal standards, where possible
- ❑ Improve overall site surface storm drainage
- ❑ Update certain project features (i.e. ventilation, insulation, electrical, and mechanical) to current code requirements
- ❑ Remove life safety hazards
- ❑ Improve overall aesthetics



[Photo: Courtesy of USDA/Rural Development]

Construction Phase Gallery



[Photos: Courtesy of USDA/Rural Development]



[Photos: Courtesy of USDA/Rural Development]

Initial Occupancy Phase Gallery



[Photos: Courtesy of USDA/Rural Development]

Community Center and residential units



[Photos: Courtesy of USDA/Rural Development]



[Photos: Courtesy of USDA/Rural Development]



[Photos: Courtesy of USDA/Rural Development]



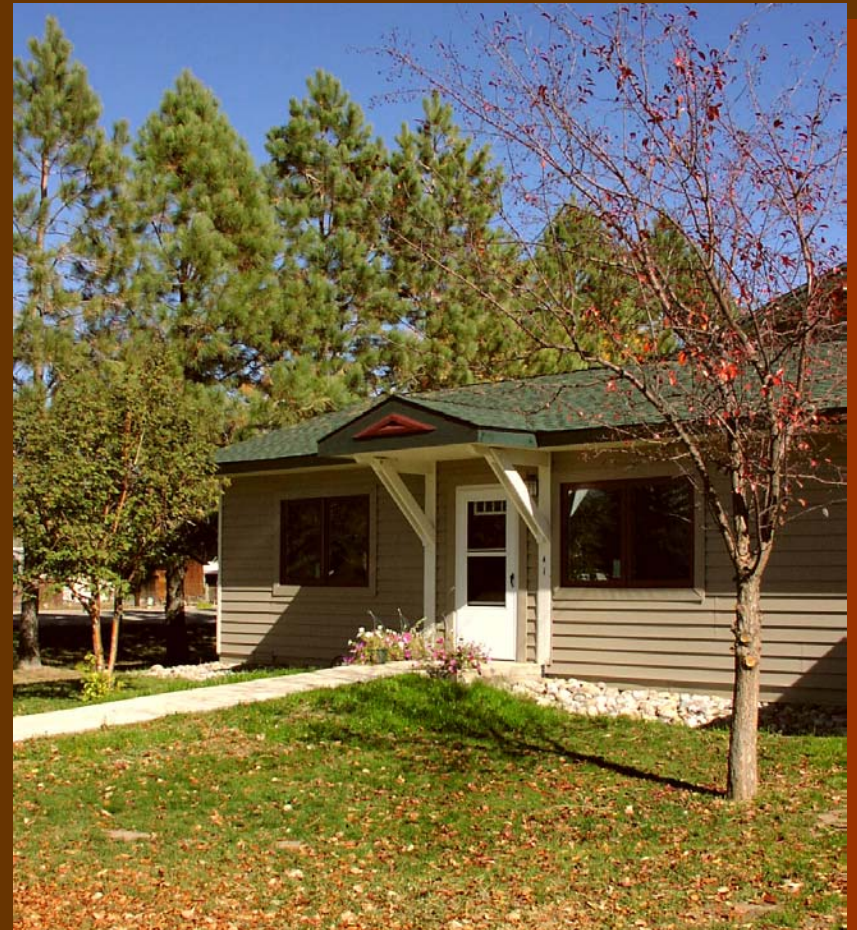
[Photos: Courtesy of USDA/Rural Development]



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